



38 Graham Hill Road, Towcester, Northamptonshire, NN12 7AB

HOWKINS &
HARRISON

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Towcester,
Northamptonshire, NN12 7AB

Guide Price: £600,000

A substantial four bedroom detached family home occupying an enviable position in the sought after Shires area of Towcester. Built by David Wilson Homes, the property has been extended to include a stunning open plan live in kitchen/dining/family room and further enjoys driveway parking, an enclosed garden and a double garage.

Features

- Detached four bedroom property
- Open plan live in kitchen/dining/family room
- Sitting room and study
- Cloakroom and utility room
- Master bedroom en- suite
- Enclosed garden and double garage
- Sought after location
- Driveway parking
- Planning permission for loft conversion and porch extension
- Energy Rating C



Location

Situated within walking distance of the thriving market town of Towcester's many amenities including shops, bars and restaurants, primary and secondary schools, doctor and dentist surgeries and a leisure centre.

There is good access to the main arterial roads including the M1 motorway at junction 15a, the M40, A5 and A43 with train stations at Milton Keynes and Northampton offering services to London Euston with journey times of around 35 minutes and 50 minutes respectively.

Sporting activities in the area include rugby, hockey, tennis, netball and cricket at the nearby Towcesterians Sports Club, golf at Silverstone and Whittlebury Hall, sailing at Draycote Water, Pitsford and Hollowell Reservoirs, and of course the world famous motor racing at Silverstone.



Ground Floor

Entrance hall, sitting room with woodburner, study, cloakroom, stunning open plan live in kitchen/dining /family room with bi-fold doors to the garden and a roof lantern. The kitchen has an integrated dishwasher and a range cooker and leads into the utility room where there is plumbing for a washing machine and a door leading to the rear garden.

First Floor

The master bedroom benefits from fitted wardrobes and an en-suite, and there are three further generous bedrooms and a family bathroom.





Outside

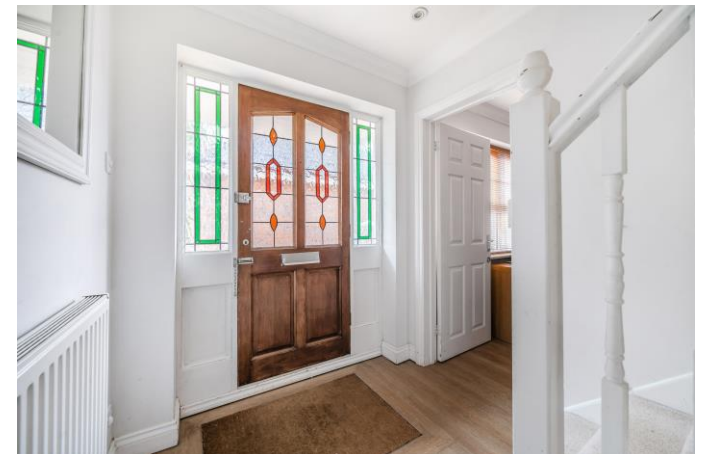
The property is approached by a driveway leading to the double garage and providing parking. A footpath leads to the storm porch and to the side, a courtesy gate leads to the rear garden.

To the rear of the property, the garden is mostly laid to lawn and is enclosed on all sides.



Agents Note

Additional information about the property, including details of utility providers, is available on request. Please contact the agent for further details.





Viewing Arrangements

Strictly by prior appointment via the selling agents, Howkins & Harrison. Contact 01327 353575.

Fixtures and Fittings

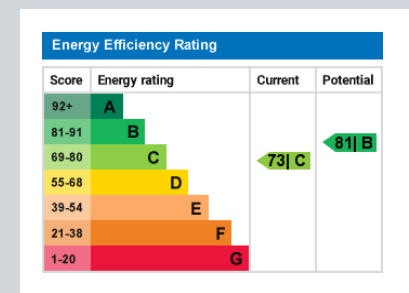
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

The following services are connected to this property: gas, electricity, water and drainage. None of the above services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Tenure: Freehold

Local Authority: West Northamptonshire Council
Council Tax Band - E



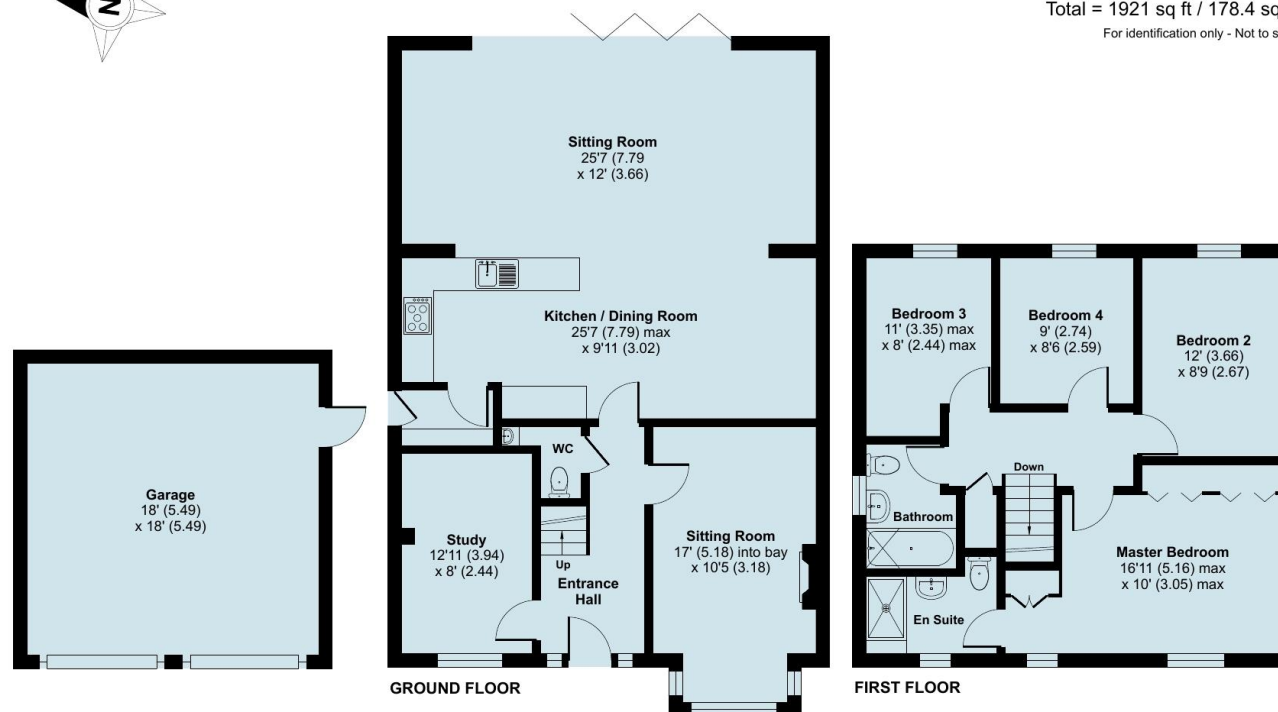
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Approximate Area = 1597 sq ft / 148.3 sq m

Garage = 324 sq ft / 30.1 sq m

Total = 1921 sq ft / 178.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Howkins & Harrison. REF: 1031734

Howkins & Harrison

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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



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